SEPTEMBER 2026
MONTHLY STATISTICS

THE **STEVE DHILLON** TEAM

SINGLE FAMILY DETACHED HOMES SOLD

	Castro Valley	Dublin	Fremont	Hayward	Livermore	Newark	Pleasanton	San Ramon	Union City
Jan-26	14	13	29	37	28	10	25	16	13
Apr-26	32	27	84	51	62	21	33	41	24
Aug-26	29	33	74	52	68	23	37	43	19

AVERAGE DAYS ON MARKET

Jan-26	40	33	26	32	39	41	35	24	33
Apr-26	16	13	17	17	19	27	14	15	16
Aug-26	23	25	21	28	27	29	36	28	25

AVERAGE SALES PRICE

Jan-26	$1,250,696	$1,335,769	$1,738,491	$950,527	$1,497,839	$1,634,308	$1,882,456	$1,794,819	$1,473,630
Apr-26	$1,214,531	$1,696,148	$1,967,670	$1,139,164	$1,335,206	$1,620,238	$1,881,806	$1,885,746	$1,469,322
Aug-26	$1,288,675	$1,658,653	$1,717,328	$1,061,447	$1,265,186	$1,543,429	$1,609,618	$1,882,950	$1,381,052

LOWEST SOLD PRICE AUGUST 2026 (Single Family Home)

City	Property	List Price	Sold Price	Sq Ft	Bed	Bth	Lot Size	Year
Fremont	4380 Ladner St	$899,000	$899,000	925	3	1.0	5,300	1956
Hayward	1229 Bellina St	$570,888	$600,000	775	2	1.0	3,250	1954
Newark	7995 Peachtree Ave	$1,150,000	$1,075,000	1208	3	1.5	8,140	1971
Union City	1017 I St	$449,000	$520,000	1198	2	1.0	6,000	1916

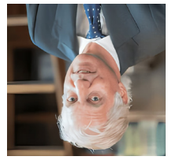
HIGHEST SOLD PRICE AUGUST 2026 (Single Family Home)

Fremont	307 Dana St	$3,488,888	$4,140,000	3900	5	5.0	11,005	2015
Hayward	130 Benmore Dr	$2,079,000	$2,048,888	3470	5	4.0	6,636	2014
Newark	39734 Tomcod St	$2,180,000	$2,315,000	2300	4	3.0	4,758	2019
Union City	4531 Novato St	$2,488,000	$2,512,000	3148	5	4.0	5,000	2009

Steve Dhillon can be reached directly at 510.812.2882, through the 24-hour toll-free number at 1.800.317.1880, or by email at homes@stevedhillon.com for all your real estate needs.

What's Your Home Worth? **See Inside**

UNION CITY #1 SELLING TEAM



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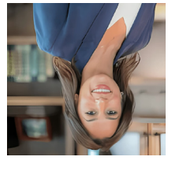

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THE **STEVE DHILLON** TEAM®

#1 RANKED UNION CITY REAL ESTATE TEAM

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Market Outlook!

The outlook for the economy and the housing market remain heavily shaped by inflation and its impact on interest rates, consumer sentiment, and housing demand. The Fed's continued focus on price stability, along with consumers' concerns over gas, food, and broader cost pressures, reinforces that inflation is still the key determinant for whether borrowing costs ease or stay elevated. Higher mortgage rates have already weighed on new home sales, while foreclosure activity remains contained by strong equity. For now, the outlook remains balanced between near-term challenges and signs of stability, with the next few months likely to depend on whether price pressures show more meaningful improvement.

Fed Chair's latest speech pushes up mortgage rates:

Fed Chair Kevin Warsh struck a decidedly hawkish tone, arguing that inflation remains uncomfortably above the Fed's 2% target and that a couple months of favorable inflation data do not provide enough evidence to suggest that underlying price pressures have been defeated. He emphasized that the Fed must remain focused on restoring price stability and indicated that policymakers will have more work to do if inflation does not show more consistent improvement, while also signaling a preference for less forward guidance and greater policy flexibility. Markets interpreted the



speech as the Fed having a higher chance of additional Fed tightening, with the 10-year yield increasing about 5 basis points. Meanwhile, futures markets boosted the odds of a September rate hike from 35% before the speech to around 60% afterward. Mortgage rates moved higher as well.

Consumer confidence dips again as future expectations turn more pessimistic:

The U.S. Consumer Confidence Index edges down by 0.8 points in July to 89.4 from a downwardly revised 90.2 in July, according to the Conference Board. Despite feeling more positive about the present situation, consumers remained worried about their future outlook. The Expectation Index - a measure that reflects on consumers' short-term outlook for income, business, and labor market conditions – declined 5.8 points to 68.2 last month. Concerns about the ongoing US/Iran war, elevated gas prices, inflation on food/groceries, and the trade relationship with Canada might have contributed to the rise in consumers' pessimism. Three out of five (61.3%) respondents expected interest rates to rise over the next 12 months, and homebuying expectations dipped slightly from the prior month but maintained an upward trend after slumping to decades low in early 2024.

Mortgage Rates	Sep-26	Jan-26	Oct-25	Jul-25	May-25	Feb-25
30 Year Fixed	6.89%	6.16%	6.25%	6.56%	6.77%	6.87%
30 Year Jumbo	6.92%	6.46%	6.62%	6.85%	7.04%	7.19%
30 Year FHA	6.41%	6.10%	6.07%	6.41%	6.42%	6.80%
15 Year Fixed	6.39%	5.50%	5.44%	5.85%	6.05%	6.20%
7/1 Arm Jumbo	5.75%					

Source: Banrate. Rates subject to change. Accuracy not guaranteed.

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MARKET ANALYSIS IN YOUR NEIGHBORHOOD - YTD 2026!

Property	Cross St	Bed	Bath	Sq Ft	Lot Size	Level	Year	Gge	Community	Builder	Model	List Price	Sold Price	% List Price	Price SqFt	Days/MLS	Date Sold
FOR SALE																	
4624 Delores Dr	Jean Dr	4	2	1593	6,710	1	1973	2	Town & Country	Braddock & Logan	Plan 88	$1,370,000					
4513 Birchwood Ct	Regents Blvd	3	2	1382	8,600	1	1978	2	Crestwood 11	William Lyon	Plan 71 +	$1,370,000					
4408 Drywood ct	Regents Blvd	4	2.5	1880	7,318	2	1974	2	Crestwood 11	William Lyon	Plan 73	$1,549,000					
PENDING																	
32526 Jacklynn Dr	Delores DR	3	2.0	1374	6,100	1	1974	2	Town & Country	Braddock & Logan	Plan 87	$1,298,888					
4550 Ellen Wy	Regents Blvd	5	3.0	2054	6,242	2	1972	3	Crestwood 11	William Lyon	Plan 74 +	$1,300,000					
4846 Sally Ct	Christine Dr	4	2.0	1903	7,617	1	1978	2	Ranchwood	American Homes	Plan 3	$1,399,000					
4625 Ruth Wy	Deborah Dr	5	3	2138	6,199	2	1972	2	Town & Country	Braddock & Logan	Plan 76 +	$1,440,000					
SOLD																	
32533 Regents Blvd	Ellen Wy	3	2.0	1274	6,100	1	1974	2	Crestwood 11	William Lyon	Plan 71	$1,099,000	$1,300,000	118%	$1,020	14	02/13/26
32413 Elizabeth Wy	Ruth Wy	3	2.0	1320	6,060	1	1972	2	Town & Country	Braddock & Logan	Plan 71	$1,175,000	$1,175,000	100%	$890	11	08/14/26
4344 Chippendale Dr	Muirwood Dr	3	2.0	1274	7,350	1	1974	2	Crestwood 11	William Lyon	Plan 71	$1,248,000	$1,250,000	100%	$981	8	07/20/26
32518 Shiela Court	Sheila Wy	3	2.0	1374	7,057	1	1974	2	Town & Country	Braddock & Logan	Plan 75	$1,275,000	$1,275,000	100%	$928	5	04/01/26
32518 Shiela Court	Shiela Wy	3	2.0	1374	7,056	1	1974	2	Town & Country	Braddock & Logan	Plan 75	$1,395,000	$1,470,000	105%	$1,070	7	07/07/26
4316 Blondwood Ct	Muirwood Dr	3	2.0	1274	7,085	1	1974	2	Crestwood 11	William Lyon	Plan 71	$1,398,000	$1,480,000	106%	$1,162	18	03/03/26
4845 Tammy Ct	Christine Dr	3	2.0	1592	6,473	1	1977	2	Tamara	Bren Co	Bravo	$1,399,000	$1,340,000	96%	$842	19	03/27/26
4809 Barbara Ct	Christine Dr	4	2.0	1566	9,000	1	1975	2	Town & Country	Braddock & Logan	Plan 88	$1,399,000	$1,465,000	105%	$936	14	07/13/26
32409 Elizabeth Wy	Ruth Way	4	2.0	1715	6,060	1	1973	2	Town & Country	Braddock & Logan	Paln 73 +	$1,450,000	$1,475,000	102%	$860	38	04/07/26
32432 Deborah Dr	Joyce Wy	4	2.0	1463	6,100	1	1972	2	Town & Country	Braddock & Logan	Plan 76	$1,498,000	$1,472,000	98%	$1,006	19	06/15/26
32508 Regents Blvd	Ellen Wy	4	2.5	1907	6,200	2	1972	2	Ranchwood	American Homes	Plan 2	$1,499,000	$1,460,000	97%	$766	74	04/14/26
4701 Michelle Wy	Jean Dr	4	2.0	1659	7,100	1	1973	2	Town & Country	Braddock & Logan	Plan88	$1,499,000	$1,500,000	100%	$904	14	03/31/26
4648 Michelle Ct	Jean Dr	4	2.5	1907	7,194	2	1975	2	Ranchwood	American Homes	Plan 2	$1,549,950	$1,680,000	108%	$881	6	04/09/26
4639 Michelle Ct	Jean Dr	5	3.0	2054	6,085	2	1973	2	Ranchwood	American Homes	Plan 3	$1,888,000	$1,650,000	87%	$803	176	01/30/26
											Averages	**$1,412,282**	**$1,428,000**	**102%**	**$932**	**30**	**04/29/26**

Information deemed reliable, but accuracy is not guaranteed. Please disregard if your home is listed for sale.
This is not intended as a solicitation of that listing.

UNION CITY 10 LARGEST EMPLOYERS

- New Haven Unified School District
- Abaxis Inc
- Wal-Mart
- Masonic Homes of California Inc
- City of Union City
- Sterling Foods
- Ariat International Inc
- Emerald Packaging Inc
- Home Depot
- Century 25 Union Landing & XD

UNDERSTANDING CALIFORNIA PROPS 13 & 19:

WHAT EVERY HOMEOWNER NEEDS TO KNOW

California property taxes are heavily shaped by two major laws: **Proposition 13 and Proposition 19**. Together, they dictate how much tax you pay and what happens when property changes hands.

- The Prop 13 Tax Cap: Caps base property tax at 1% of your home's assessed value and limits annual tax increases to 2% max.
- The Reassessment Trigger: Full reassessments to current market value only happen when a property is sold, gifted, or newly constructed.
- Strict Inheritance Rules: Under Prop 19, heirs can only keep a parent's low tax rate if they move into the home as their primary residence within one year.
- The $1M+ Valuation Cap: Inherited primary residences face partial tax hikes if the property's market value exceeds the original tax base plus an inflation-adjusted cap (currently $1,044,586).
- No Rental Tax Breaks: Inherited vacation homes, commercial properties, and rentals lose all Prop 13 protections and are fully reassessed at today's market value.
- Perks for Seniors: Homeowners over 55, disabled individuals, or disaster victims can transfer their low Prop 13 tax base to a new California home up to three times.

Disclaimer: This information is for general educational purposes only and does not constitute legal, tax, or financial advice

QUOTES CORNER

"Everybody's job changes. Some jobs will be eliminated. Many new jobs will be created. If you go back and look at history and technology, revolutionary technology comes along, incredible advances come along."
– Jason Huang, Nvidia

"If you do everything that everyone else does in business, you're going to lose."
– Larry Ellison, Oracle

"You need to get to the future, ahead of your customers, and be ready to greet them when they arrive."
– Marc Benioff, Salesforce

"Affordability is a real issue, but what people are doing is still spending money, and that's good for the U.S. economy in the broadest context."
– Brian Moynihan, Bank of America

"The desire for homeownership is exceptionally strong. While high interest rates have temporarily altered consumer velocity, the structural deficit of millions of housing units across America ensures that macro demand is going to carry us forward."
– Douglas Yearley, Executive Chairman of Toll Brothers